

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 2/12/2018

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items/Most Recent Activity (Type and Date)	Monitoring Agent
Arcadia Housing Authority Becky Sue Mercer	Arcadia Oaks (2132)	HC 2008-514C	DeSoto	1/6/2015	Annual Review 12/15/2014	1) Failure to provide required tenant programs 2) Failure to provide required tenant service Last activity: 2/2/2018 Letter to owner.	Seltzer
Assistance to the Elderly, Inc. (ATTE) Paul Ramos	Residential Plaza at Blue Lagoon (0685)	HC 90L-060	Miami-Dade	9/22/2017	Annual Review 8/22/2017	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for units Last activity: 1/31/2018-Email to Management	First Housing
Atlantic Housing Partners, LLLP Paul Missigman	Fountains at Millenia I (1803)	HC 2006-095C	Orange	6/9/2017	Annual Review 5/9/2017	Reduction in eligible basis - common area converted to commercial space Last activity: 2/7/2018 Letter to owner	Seltzer
	Spring Lake Cove I (2035)	SAIL 2007-141S HC 2007-533C	Lake	6/5/2017	Program Report 4/30/2017	Failure to perform first anniversary income determination Last activity: 1/26/2018-Letter to Owner	First Housing
Big Bend Community Based Care Inc. Mike Watkins	Independence Village (2429)	SAIL 2008-01-05 (RFP)	Bay	7/18/2017	Program Report 6/30/2017	Failure to document eligibility upon initial occupancy - income certification not timely Last activity: 2/2/2018 Letter to owner.	Seltzer

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CED Companies Alan H. Ginsburg	Brittany Bay (1062)	HC 2002-518C HOME 2001-120H	Collier	11/14/2017	Annual Review 10/12/2017	Failure to provide required development amenity (Damage as a result of Hurricane Irma) Last activity: 2/20/2018-Email to Management	First Housing
	Brookwood Forest (1580)	SAIL 2005-080S & 2006-12SEL HC 2006-513C	Duval	8/11/2016	Annual Review 7/20/2016	1) Failure to perform annual recertification 2) Failure to meet overall set-aside requirement 3) Failure to meet building-by-building set-aside requirement Last activity: 2/12/2018 Letter to owner	Seltzer
				7/27/2017	Program Report	1) Failure to annually recertify household eligibility 2) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC) Last activity: 2/19/2018 Letter to Owner	Seltzer
				8/10/2017	Annual Review 7/20/2017	1) Failure to perform annual recertification. (SAIL/HC) 2) Failure to meet overall set-aside requirement (SAIL/HC) 3) Failure to meet building-by-building applicable fraction requirement (HC) Last activity: 2/12/2018 Letter to owner	Seltzer
	Charleston Club (1112)	HC 2002-515C SAIL 2002-029S	Seminole	4/28/2016	Annual Review 4/12/2016	1) to perform annual recertification. (SAIL/HC) 2) to meet building-by-building set-aside requirement. (HC) Last activity: 1/26/2018 Letter to owner.	Seltzer
				5/8/2017	Annual Review 4/20/2017	1) Failure to perform first anniversary and annual recertification(s). (SAIL/HC) 2) Failure to meet overall set-aside requirement. (SAIL/HC) 3) Failure to meet building-by-building set-aside requirement. (HC) Last activity: 1/26/2018 Letter to owner.	Seltzer
	Country Garden (0199)	HC 91L-034	Orange	6/14/2016	Annual Review 5/24/2016	1) Rents exceed limitation 2) Failure to perform first anniversary recertification. 3) Failure to document eligibility upon initial occupancy. Last activity: 2/19/2018 Letter from owner	Seltzer
				5/24/2017	Annual Review 5/10/2017	1) Exceeded rent limitation 2) Failure to document eligibility upon initial occupancy 3) Failure to properly recertify eligibility Last activity: 2/19/2018 Letter from owner	Seltzer

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CED Companies Alan H. Ginsburg Continued	Glenn on Millenia Boulevard (1076)	HC 2002-514C SAIL 2001-123S	Orange	11/19/2015	Program Report	1) Failure to annually recertify household eligibility 2) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC) Last activity: 2/6/2018 Letter to owner.	Seltzer
				6/30/2016	Annual Review 6/7/2016	1) Failure to perform first anniversary and annual recertification (SAIL/HC) 2) Failure to meet first-year applicable fraction building-by-building requirement (HC) Last activity: 2/6/2018 Letter from Owner	Seltzer
	Heritage Pines (Heritage Pointe) (0347)	HC 2000-516C MMRB MR1999 I-1 & 2	Hillsborough	10/30/2017	Annual Review 10/24/2017	1) Failure to perform first anniversary income determination 2) Failure to document eligibility 3) Failure to meet uniform physical condition standards for units Last activity: Letter to Owner 2/12/2018	AmeriNat
	Lake Harris Cove (1578)	HC 2006-512C SAIL 2005-077S	Lake	12/30/2015	Annual Review 12/8/2015	1) Failure to perform annual recertification. (HC/SAIL) 2) Failure to meet building-by-building set-aside requirement (applicable fraction). (HC) Last Activity: 2/2/2018 Letter to Owner	Seltzer
				4/25/2016	Program Report	1) Failure to annually recertify household eligibility 2) Failure to perform first anniversary income determination 3) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC) Last activity: 1/22/2018 Letter to owner.	Seltzer
				1/5/2017	Annual Review 12/7/2016	1) Failure to perform First Anniversary Recertification (SAIL/HC) 2) Failure to perform Annual Recertification (SAIL/HC) 3) Failure to meet applicable fraction building-by-building set-aside requirement (HC) Last Activity: 2/2/2018 Letter to Owner	Seltzer
	Landings on Millenia Boulevard (1147)	HC 2003-501C SAIL 2002-076S	Orange	5/20/2016	Annual Review 5/4/2016	Failure to perform annual recertification. (SAIL/HC) Last activity: 1/23/2018 Letter to owner	Seltzer
7/25/2017				Program Report	1) Failure to perform annual income determination 2) Failure to meet applicable fraction requirements Last activity: 2/19/2018 Letter to owner	Seltzer	

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CED Companies Alan H. Ginsburg Continued	Landings on Millenia Boulevard (1147) Continued	SAIL 2002-076S HC 2003-501C	Orange	9/1/2016	Program Report	1) Failure to annually recertify household eligibility 2) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC) Last activity: 2/19//2018 Letter to owner	Seltzer
				5/8/2017	Annual Review 5/2/2017	1) Failure to perform annual recertification. (SAIL/HC) 2) Failure to meet building-by-building applicable fraction. (HC) Last activity: 1/23/2018 Letter to Owner	Seltzer
	Retreat at Valencia (0883)	MMRB MR1999G	Orange	10/13/2017	Annual Review 10/5/2017	Failure to meet uniform physical condition standards for buildings (damage a result of Hurricane Irma) Last activity: letter to owner 1/22/2018	AmeriNat
Community Housing Partners Corporation Jeffrey K. Reed	Horizon House Sunset (1083)	SAIL 2000-066S	Alachua	10/5/2016	Annual Review 9/7/2016	Failure to meet Uniform Physical Condition Standards. Last activity: 2/6/2018-Email from Management	First Housing
				10/31/2017	Annual Review 9/29/2017	Failure to meet Uniform Physical Condition Standards. Last activity: 2/6/2018-Email from Management	First Housing
Cornerstone Group Development LLC Mara S. Mades	Golden Lakes (0293)	HC 97L-520 SAIL 97S-038 GUAR	Miami-Dade	10/24/2017	Annual Review 10/10/2017	1) Failure to provide required unit features 2) Failure to meet uniform physical condition standards for site Last activity: Letter from Owner 2/07/2018	AmeriNat
Creative Choice Homes Inc. Dilip Barot	Hickory Hill (1486)	HC 2004-079C	Leon	4/28/2016	Annual Review 4/19/2016	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for site 4) Failure to provide required unit features Last activity: Letter to Owner 1/25/2018	AmeriNat
	Village Oaks (0896)	HC 1999-011C	Alachua	11/8/2017	Annual Review 10/6/2017	1) Failure to meet uniform physical condition standards for units. 2) Failure to provide required development amenities. Last activity: 2/20/2018-Email to Management	First Housing

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Dominium LLC Paul R. Sween	Regency Palms (0610)	SAIL 1999-079S HC 1998-527C & 2015-528C	Pasco	11/6/2017	Annual Review 10/11/2017	1 Failure to provide five tenant programs. (SAIL/HC) 2) Failure to provide a unit feature. (SAIL) 3) Failure to provide four amenities. (SAIL/HC) 4) Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings. (SAIL/HC) 5) Failure to meet UPCS for units. (SAIL/HC) Last activity: 2/2/2018 Letter to owner	Seltzer
	River Trace Homes (Manatee Pond) (0499)	SAIL 96S-019 HC 93L-088	Manatee	7/30/2008	Annual Review 7/24/2008	Failure to meet farmworker categorical requirement. 3/24/09: Unable to move forward on owner's 1/15/09 request for relief from farmworker set-aside. Owner failed to respond to requests made by credit underwriter. Last activity: 2/5/18 Letter to owner.	Seltzer
				9/15/2017	Annual Review 8/31/2017	Failure to provide required amenities. (SAIL) Last activity: 2/5/18 Letter to owner.	Seltzer
	Whistler's Green (0958)	HC 1999-513C HOME 1999-076H	Collier	5/23/2016	Annual Review 4/22/2016	Expired Affirmative Fair Housing Marketing Plan Last activity: 2/19/2018-Response from Management	First Housing
Evergreen Partners LLC William A. Houlihan	Clear Pond Estates (2886)	MMRB MR2017B SAIL 2016-183BS HC 2016-524C	Brevard	11/10/2017	Initial Review 10/10/2017	1) Failure to meet uniform physical conditions standards (UPCS) for site. 2) Failure to meet UPCS for units. 3) Failure to provide required resident programs. Last activity: 2/15/2018 - Letter to Owner	Seltzer
Gardenia Gardens Inc. Joe Richardson	Gardenia Gardens (2563)	HC 2012-020C	Alachua	10/3/2014	Initial Review 9/24/2014	Failure to provide required unit features: - Dishwashers not permanently installed Availability of portable dishwashers in every unit under discussion by FHFC program staff. Last Activity: Email to Owner 2/16/2018	AmeriNat
Halo Homes, LLC Harry L. Maxwell	Maxwell Manor II (1341)	HOME 2003-133H	Saint Johns	8/1/2012	Annual Review 7/25/2012	Failure to provide development amenity: - Covered picnic area with table, benches and grill Last activity: Letter to Owner 2/11/2018	AmeriNat
				8/4/2017	Annual Review 7/25/2017	Failure to provide development amenity: - Playground/tot lot Last activity: Letter to Owner 2/11/2018	AmeriNat

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Harmony Housing Advisors, Inc. Robert Barolak	Pasco Woods (0617)	HC 2000-504C SAIL 1999-086S	Pasco	10/13/2017	Annual Review 9/28/2017	Failure to document eligibility upon initial occupancy Last activity: 2/15/2018 received response from Owner	Seltzer
Hatton House Apartments LLC Joseph S. Caruso	Hatton House (0339)	HC 1999-069C	Jackson	11/14/2017	Annual Review 10/12/2017	Failure to document eligibility upon initial occupancy Last activity: 2/20/2018-Email to Management	First Housing
Heritage Partners Group Inc. James Kincaid	Park Crest Terrace I (0601)	SAIL 1998-080CS HC 1999-004C	Highlands	6/8/2015	Annual Review 5/20/2015	Failure to provide required exterior feature - shingle roof on all single-story duplexes Last activity: Under review by FHFC	Seltzer
	Royal Palm Lakes (0721)	HC 96L-010 SAIL 95S-030	Palm Beach	5/12/2014	Annual Review 4/8/2014	Failure to provide required unit features Laundry hook-ups in units Last activity: 12/18/2017-Email to Management Note: Foreclosure filed by first mortgage holder.	First Housing
				5/25/2017	Annual Review 4/26/2017	1) Failure to provide required unit features 2) Failure to meet Uniform Physical Condition Standards (UPCS) for units 3) Failure to meet UPCS for buildings Last activity: 12/18/2017-Email to Management Note: Foreclosure filed by first mortgage holder.	First Housing
JJR Apartments, LLC Joel Reyes & Xiomara Reyes	Teal Pointe (0845)	HC 93L-097 HOME 93HD-014	Miami-Dade	11/28/2011	Annual Review 10/27/2011	1) Failure to document eligibility upon initial occupancy 2) Failure to meet overall set-aside requirements 3) Failure to meet Uniform Physical Condition Standards (UPCS) for units 4) Failure to meet UPCS for common area Last activity: 1/24/2018- Letter to Owner	First Housing
				8/31/2012	Program Report	Failure to execute all instruments reasonably required to comply with the Loan Agreement and Land Use Restriction Agreement and carry out the provisions of the Compliance Monitoring and Servicing Agreement Last activity: 2/19/2018-Letter to Owner	First Housing
				12/3/2012	Annual Review 11/2/2012	1) Failure to document eligibility 2) Failure to meet all set-aside requirements 3) Failure to meet Uniform Physical Condition Standards for site - erosion causing tripping hazard Last activity: 1/24/2018- Letter to Owner	First Housing

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JJR Apartments, LLC Joel Reyes & Xiomara Reyes Continued	Teal Pointe (0845) Continued	HC 93L-097 HOME 93HD-014	Miami-Dade	12/2/2013	Annual Review 10/31/2013	1) to document eligibility upon initial occupancy 2) to annually recertify eligibility Last activity: 1/24/2018- Letter to Owner	First Housing
				4/1/2015	Annual Review 2/27/2015	1) Failure to properly document eligibility 2) Failure to meet Uniform Physical Condition Standards for units Last activity: 1/24/2018- Letter to Owner	First Housing
				12/1/2015	Annual Review 10/30/2015	Failure to properly document eligibility Last activity: 1/24/2018- Letter to Owner	First Housing
				11/15/2016	Annual Review 10/17/2016	Failure to properly document eligibility Last activity: 1/24/2018- Letter to Owner	First Housing
Lakeside Capital Advisors LP Michael J. Hornbrook	Villa Biscayne (0890)	SAIL 93SHR-019 HC 95L-003	Miami-Dade	10/24/2017	Annual Review 9/26/2017	Failure to meet uniform physical condition standards for buildings (damage a result of Hurricane Irma) Last activity: 2/20/2018-Email to Management	First Housing
Leland Enterprises Inc. Ken Dixon	Whistler's Park At Lakeside (0959)	HC & HOME 2000-088CH	Osceola	11/6/2017	Annual Review 10/10/2017	Failure to provide required resident program Last activity: 2/5/2018 Letter to owner	Seltzer
Lo Exclusivo LLC Antonio Callejas Gomez (WISCO, LLC William S. Sultenfuss, II)	Apartments of River Oaks (0039)	SAIL 1998-081S HC 92L-041	Hillsborough	1/14/2004	Program Report	1) Failure to annually recertify household eligibility (12/2003); 2) Failure to meet 258-unit overall requirement (12/2003); 3) Failure to meet 130-unit requirement in 50% category (3/19/2009); 4) Failure to submit required program report (10/27/09). Last activity: 10/27/2009 email from management.	Florida Housing
				3/3/2009	Annual Review 2/24/2009	Failure to provide required tenant programs and services: health care, tenant activities, financial counseling, literacy training, job training Last activity: 10/27/2009 email from management.	Florida Housing

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Maint-Co Services Inc. Gail W. Curtis	Ivy Chase - Hudson (0392)	HC 93L-086	Pasco	3/14/2013	Annual Review 3/7/2013	Failure to meet Uniform Physical Condition Standards (UPCS) for units Pending foreclosure. Last activity: Foreclosure remains pending.	Florida Housing
				4/9/2015	Annual Review 3/25/2015	1) Failure to meet Uniform Physical Condition Standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to make reasonable attempts to rent vacant units: - vacant units not suitable for occupancy Last activity: Foreclosure remains pending.	Florida Housing
				4/6/2016	Annual Review 3/22/2016	1) Failure to report units unsuitable for occupancy. 2) Failure to meet uniform physical condition standards for units. Last activity: Foreclosure remains pending.	Florida Housing
				3/13/2017	Annual 3/2/2017	1) Failure to obtain or reconfirm current utility allowance 2) Failure to meet uniform physical condition standards for units 3) Failure to report unit unsuitable for occupancy Last activity: Foreclosure remains pending.	Florida Housing
Miami-Dade County Ernest Martin	Ward Towers Assisted Living Facility (1533)	HC 2005-503C	Miami-Dade	2/21/2017	Annual 2/9/2017	1) Failure to provide required development amenity 2) Failure to meet uniform physical condition standards (UPCS) for units 3) Failure to meet UPCS for common area Last activity: Letter from Owner 2/14/2018	AmeriNat

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North Florida Educational Development Corporation Carolyn Ford	Lanier Oaks (0457)	SAIL 1998-049S	Gadsden	12/21/2011	Annual Review 11/20/2012	1) Failure to document eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for units 4) Failure to meet Uniform Physical Condition Standards for buildings 5) Failure to meet Uniform Physical Condition Standards for 6) Failure to submit required monthly Program Reports Last activity: 12/4/2013 outstanding issues discussed.	Florida Housing
				12/21/2012	Annual Review 11/15/2011	1) Failure to document eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for 4) Failure to provide development amenity: 5) Failure to provide all required tenant programs and services: Last activity: 12/4/2013 outstanding issues discussed.	Florida Housing
				12/20/2013	Annual Review 12/4/2013	1) Failure to document eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for units and common areas Last activity: 4/16/2014 letter sent to owner.	Florida Housing
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II (1182)	HC SAIL 2002-159CS	Marion	7/27/2016	Program Report	Failure to obtain/reconfirm utility allowance Last activity: 2/8/2018-Letter to Owner	First Housing
				12/5/2016	Annual Review 11/4/2016	Improperly determined utility allowance Last activity: 2/6//2018-Email to/from Management	First Housing
Ortsac Investments, LLC Sofia Castro	Bear Creek - Naples (0069)	HC 94L-004 SAIL 93S-045	Collier	10/22/2017	Annual Review 9/21/2017	Failure to meet uniform physical condition standards for buildings 1) Casualty loss - fire on 4/10/2017 2) Damage as a result of Hurricane Irma Last activity: 2/15/2018 Letter to owner	Seltzer
Overtown Development Group, Inc. Salomon Yuken	Arena Garden (0042)	HC 91L-019	Miami-Dade	3/28/2016	Annual Review 2/26/2016	1) Failure to meet Uniform Physical Condition Standards for units 2) Failure to make reasonable attempts to rent vacant units. Owner undertaking voluntary rehabilitation. Last activity: 2/6/18-Email to/from Management	First Housing
				3/8/2017	Annual 2/6/2017	Failure to meet uniform physical condition standards for units Last activity: 2/6/18-Email to/from Management	First Housing

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Pacifica Companies LLC Deepak Israni	Laurel Ridge (0463)	HC 92L-020	Collier	7/21/2017	Annual Review 6/23/2017	Failure to meet uniform physical condition standards for units Last activity: 2/20/2018-Email to Management	First Housing
	Mira Lagos (0500)	FDIC HC 91L-043	Manatee	7/31/2015	Annual Review 7/9/2015	Failure to meet Uniform Physical Condition Standards (UPCS) for units Last activity: 2/5/2018 Letter from owner.	Seltzer
				8/2/2016	Annual Review 7/13/2016	1) Failure to document eligibility upon initial occupancy 2) Households exceeded income limits upon initial occupancy (HC) 3) Failure to meet UPCS for Site 4) Failure to meet UPCS for Buildings 5) Failure to meet UPCS for Units Last activity: 2/5/2018 Letter from owner.	Seltzer
				8/4/2017	Annual Review 7/12/2017	1) Conversion of a Low Income unit to non-residential use 2) Failure to meet uniform physical condition standards (UPCS) for site 3) Failure to meet UPCS for buildings (HC) 4) Failure to meet UPCS for units (HC) Last activity: 2/5/2018 Letter from owner.	Seltzer
Oasis Club (0177)	HC 94L-023 SAIL 93S-014	Orange	4/10/2017	Annual Review 3/15/2017	Failure to obtain Florida Housing approval of the owner's management company selection prior to such company assuming responsibility. Last activity: 1/23/2018 Letter to owner.	Seltzer	
Peak Capital Partners LLC Jeffrey C. Danley	Waterbridge (0922)	MMRB MR1998R 1&2	Orange	10/16/2017	Annual Review 10/6/2017	1) Failure to meet uniform physical inspection standards (UPCS) for site 2) Failure to meet UPCS for buildings Last activity: Letter to Owner 1/23/2018	AmeriNat
Read Property Group LLC Josh Ostreicher Robert Wolf Raymond Katz	Jasmine Cay (0398)	HC 94L-095	Collier	5/13/2016	Annual Review 4/15/2016	Failure to meet UPCS for site Last activity: 1/23/2018 Letter from owner	Seltzer
				5/10/2017	Annual Review 4/18/2017	Failure to meet uniform physical condition standards for site Last activity: 1/23/2018 Letter from Owner	Seltzer

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Read Property Group LLC Josh Ostreicher Robert Wolf Raymond Katz Continued	Villas of Capri (0901)	HC 96L-504 HOME 96DHR-016	Collier	5/17/2016	Annual Review 5/3/2016	Failure to meet uniform physical condition standards - Health and safety - trip hazard Last activity: Letter to Owner 2/14/2018	AmeriNat
				5/8/2017	Annual Review 5/2/2017	1) Failure to meet uniform physical condition standards (UPCS) for site 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for units 4) Failure to provide required development amenity Last activity: Letter to Owner 2/14/2018	AmeriNat
	Saddlebrook (0730)	HC 97L-038	Palm Beach	8/31/2017	Program Report 6/30/2017	Failure to perform first anniversary recertification Last activity: 2/16/2018-Letter to Owner	First Housing
				9/29/2017	Annual Review 8/30/2017	1) Failure to perform first anniversary recertification 2) Failure to meet uniform physical condition standards for units 3) Failure to properly recertify eligibility Last activity: 2/16/2018-Letter to Owner	First Housing
	Windsong Club (0982)	HC SAIL	Collier	8/24/2017	Annual Review 6/21/2017	Failure to meet uniform physical condition standards Last activity: 1/29/2018-Email to Management	First Housing
Woodberry Woods (0993)	HC 95L-011	Hillsborough	9/14/2017	Annual Review 8/15/2017	1) Failure to document eligibility at initial occupancy 2) Failure to meet uniform physical condition standards (UPCS) for buildings Last activity: 1/24/2018 Letter to owner	Seltzer	
Richman Group Kristin M. Miller	Landings - Homestead (0453)	HC 93L-108 SAIL 93SHR-009 HOME 94DRHR-001	Miami-Dade	8/20/2013	Program Report	Failure to make reasonable attempts to rent vacant units. Development being readied for complete rehabilitation. Last activity: 2/6/2018-Letter to Owner	First Housing
RMadruga Investments LLC Ramon Madruga	Biscayne Palm Club (0081)	HC 93L-098	Miami-Dade	11/2/2017	Annual Review 10/3/2017	Failure to meet Uniform Physical Condition Standards for common areas. Last activity: 2/20/2018-Email to Management	First Housing

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RS Development Corporation Lewis Swezy	Naranja Villas (0534)	HOME 94DRHR-025 HC 96L-012	Miami-Dade	5/5/2017	Program Report 3/31/2017	Failure to meet 54-unit requirement in HC program 45% income category Last activity: 2/19/2018 Email to management.	First Housing
Saint John Community Development Corporation Ola Aluko	St. John Island (D & K Island) (0047)	HC 90L-013	Miami-Dade	3/26/2008	Annual Review 2/26/2008	1) Failure to qualify upon initial occupancy: exceeded income limitation, income not verified 2) Failure to obtain utility allowance from an approved source 3) Failure to meet Uniform Physical Condition Standards for buildings 4) Failure to meet Uniform Physical Condition Standards for Units 5) Inoperable Security Gate Noncompliance under prior owner. Undergoing rehabilitation by purchaser. Last activity: 1/19/2018 - December 2017 Program Report received.	Florida Housing
South Florida Housing Corp. Stephen H. Kipple Sr.	Regent (0679)	FDIC-AHP	Hillsborough	7/28/2017	Program Report 7/15/2017	Failure to perform annual recertification. Last activity 2/13/2018 letter to owner.	First Housing
Southern Affordable Services Inc. Jay Brock	Waterford East (0927)	HC 1999-064C	Orange	6/15/2016	Annual Review 5/17/2016	1) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC) Last activity: 2/14/2018 Letter from owner.	Seltzer
				6/19/2017	Annual Review 5/17/2017	1) Failure to maintain first-year applicable fraction Last activity: 2/14/2018 Letter from owner	Seltzer
				7/27/2017	Program Report	1) Failure to perform annual income determination 2) Failure to meet applicable fraction requirements Last activity: 2/14/2018 Letter from owner	Seltzer
Southport Financial Services, Inc J. David Page	Raven Crossings (0665)	HC 93L-028	Seminole	10/25/2017	Annual Review 9/27/2017	1) Failure to meet Uniform Physical Condition Standard (UPCS) for unit. 2) Failure to meet UPCS for buildings. (damage a result of Hurricane Irma) Last activity: 2/1/2018 Letter to owner	Seltzer

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St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove (0165)	HC 92L-058	Hillsborough	12/11/2008	Program Report	Failure to meet Uniform Physical Condition Standards for units: units not habitable; casualty loss - sink hole occurred in June 2007 Last activity: 2/20/2018-Letter to Owner	First Housing
				3/13/2009	Annual Review 2/17/2009	Failure to meet Uniform Physical Condition Standards for units: discovered additional uninhabitable units from prior casualty loss Last activity: 1/24/2018-Letter to Owner	First Housing
				3/14/2013	Annual Review 2/13/2013	Failure to maintain first-year applicable fraction - units converted to nonresidential use Last activity: 1/24/2018-Letter to Owner	First Housing
				4/10/2017	Annual Review 2/27/2017	1) Failure to properly certify eligibility 2) Failure to meet overall set aside requirements 3) Failure to meet uniform physical condition standards for units Last activity: 2/13/2018-Letter to Owner	First Housing
				4/13/2017	Program Report	1) Failure to perform first anniversary recertification 2) Exceeded rent limitations 3) Failure to initially certify household Last activity: 2/20/2018-Letter to Owner	First Housing
Starwood Capital Group Andrew Sossen	Walden Park (1035)	MMRB MR2001F 1&2 HC 2001-524C SAIL ELI RFP2012-04-22	Osceola	11/14/2017	Annual Review 10/24/2017	Failure to meet uniform physical condition standards for buildings (damage a result of Hurricane Irma) Last activity: 2/7/2018 Response received from Owner	Seltzer
	Windsor Park (0983)	SAIL ELI 2010-16-05 HC 1998-508C	Palm Beach	10/25/2017	Annual Review 10/5/2017	Failure to meet uniform physical condition standards for buildings (damage a result of Hurricane Irma) Last activity: 1/24/2018 letter to owner	Seltzer
Strategic Realty Capital LLC Edward Lorin	Oak Chase (0134)	HC 97L-021	Hillsborough	4/28/2017	Annual Review 4/21/2017	Failure to provide development amenities Last activity: Letter to Owner 2/12/2018	AmeriNat
TCB Florida Affordable Housing LLC Samuel J. Dubbin	Augustine Club (0053)	MMRB MR2007D	Leon	11/16/2016	Program Report	Failure to document eligibility upon initial occupancy - units rented to non-qualified households when low-income requirement not fulfilled Last activity: 2/15/2018-Response from Management	First Housing

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items/Most Recent Activity (Type and Date)	Monitoring Agent
Tenth Street Properties Michael Rosengarten	Azalea Ridge (0056)	HC 94L-042	Duval	11/1/2017	Annual Review 10/5/2017	1) Failure to perform first anniversary annual recertification. 2) Failure to document eligibility at recertification 3) Failure to meet uniform physical condition standards (UPCS) for site. 4) Failure to meet UPCS for buildings. 5) Failure to meet UPCS for units. Last activity: 2/15/2018 response from owner	Seltzer
Tzadik Consulting Adam Hendry	Avesta Kings Trail (0966)	HC 96L-505	Duval	9/14/2017	Annual Review 8/16/2017	1) Failure to properly secure tenant files. 2) Failure to document eligibility upon initial occupancy. 3) Failure to document eligibility at recertification. 4) Failure to perform first anniversary recertification. 5) Failure to meet 18-unit requirement in 50% income category 6) Failure to meet uniform physical condition standards (UPCS) for units. 7) Failure to meet UPCS in buildings. 8) Failure to meet UPCS for site. Last activity: 2/7/2018 Letter to owner	Seltzer
View Apartments LLC Cristobal Gil	Lakeview (0443)	HC 90L-033 SAIL 91S-033	Miami-Dade	5/22/2017	Annual Review 4/24/2017	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet uniform physical condition standards for common area Last activity: 2/13/2018-Letter to Owner	First Housing
				6/14/2017	Program Report 5/31/2017	Failure to document eligibility upon initial occupancy: Exceeded income limitation Last activity: 1/19/2018-Letter to Owner	First Housing
Villa Dylano LLC Jennifer Pearce	Villa Dylano (0891)	FDIC 411002561	Leon	11/15/2013	Annual Review 10/22/2013	Failure to meet the requirement for 46 Qualified Units Last activity: 2/13/2018 Letter from owner	Seltzer
				11/1/2016	Annual Review 10/26/2016	1) Failure to meet 23-unit set-aside requirement in the VLI (50%) category. 2) Failure to meet 46-unit Qualifying Units set-aside requirement Last activity: 2/13/2018 Letter from owner	Seltzer
Wood Partners LLC Charles Barrus	Alta Westgate (1639)	HC 2005-508C	Orange	11/10/2017	Annual Review 10/11/2017	1) Failure to meet UPCS for buildings. 2) Failure to meet UPCS for the site (resulted from Hurricane Irma). Last activity: 2/23/2018 Letter to owner	Seltzer
YMP Real Estate Management, LLC Moshe Popack	Center Court-Miami (0148)	HC 96L-511	Miami-Dade	11/28/2016	Annual Review 11/1/2016	1) Failure to document eligibility upon initial occupancy 2) Failure to meet Uniform Physical Condition Standards (UPCS) for unit Last activity: 2/20/2018 Letter to owner	Seltzer

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items/Most Recent Activity (Type and Date)	Monitoring Agent
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DISCLAIMER

This Report is presented for informational purposes only. This Report is based on information which Florida Housing Finance Corporation believes to be true and correct as of the date of the Report, and is based on information previously communicated by Florida Housing or its agents. The provisions of the compliance rules and provisions of the loan documents for each project take precedence over this Report in the event of a conflict. If you believe the Report is in error, it is your responsibility to immediately contact the Compliance Monitoring Agent listed for each development by telephone, fax or email. The Florida Housing Finance Corporation assumes no responsibility or liability for any errors or omissions regarding the information presented in this Report.

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